



PLANNING COMMISSION SUMMARY OF ACTIONS

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KAD

July 14, 2004

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PRESENT: Commissioners Alcorn, Byers, de la Fe, Hall, Harsel, Hart, Hopkins, Koch, Lawrence, Lusk, Wilson

ABSENT: Commissioner Murphy

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The meeting was called to order at 8:26 p.m. by Vice Chairman John R. Byers.

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COMMISSION MATTERS

Commissioner Byers noted that on Monday, July 26, 2004, from 7 to 9 p.m., the Fairfax County Pedestrian Task Force will host an open house to obtain community input on pedestrian mobility, safety, and education issues currently under review. The open house will be held in Conference Rooms 4 and 5 in the Government Center, 12000 Government Center Parkway, Fairfax.

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Commissioner de la Fe MOVED THAT THE PUBLIC HEARING ON CSP B-846, JBG/ROCKWOOD GATEWAY LAND, LLC, BE FURTHER DEFERRED TO A DATE CERTAIN OF OCTOBER 14, 2004.

Commissioner Alcorn seconded the motion which carried unanimously with Commissioner Harsel not present for the vote; Commissioner Murphy absent from the meeting.

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04-III-6BR, 04-III-11BR, and 04-III-12BR – AREA PLANS REVIEW

Commissioner Koch MOVED THAT THE PLANNING COMMISSION DEFER INDEFINITELY THE FOLLOWING 2004 APR NOMINATIONS: APR 04-III-6BR, NOMINATED BY SHERI HOY; APR 04-III-11BR, NOMINATED BY LARRY BALDWIN; AND APR 04-III-12BR, NOMINATED BY TED TROSCIANECKI.

Commissioners Hart, Lawrence, and Hall seconded the motion which carried unanimously with Commissioner Murphy absent from the meeting.

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Commissioner Lusk MOVED THAT THE PLANNING COMMISSION FURTHER DEFER THE DECISIONS ON PCA 84-L-020-22, PCA 84-L-020-21, AND FDPA 84-L-020-02-12, WAL-MART REAL ESTATE BUSINESS TRUST, TO A DATE CERTAIN OF JULY 29, 2004.

Commissioner Wilson seconded the motion which carried unanimously with Commissioner Murphy absent from the meeting.

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Commissioner Lawrence MOVED TO FURTHER DEFER THE DECISION ONLY ON PCA/FDPA 80-P-039-08, BEAZER HOMES CORPORATION, TO A DATE CERTAIN OF JULY 29, 2004.

Commissioner Lusk seconded the motion which carried unanimously with Commissioner Murphy absent from the meeting.

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RZ 2003-MV-045 – NATIONAL CAPITAL LAND AND DEVELOPMENT INC.
FDP 2003-MV-045 – NATIONAL CAPITAL LAND AND DEVELOPMENT INC.

Commissioner Byers MOVED THAT THE BOARD OF SUPERVISORS APPROVE RZ 2003-MV-045 AND THE CONCEPTUAL DEVELOPMENT PLAN, SUBJECT TO THE EXECUTION OF PROFFERS NOW DATED JULY 7, 2004.

Commissioners Hall and Lawrence seconded the motion which carried unanimously with Commissioner Murphy absent from the meeting.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION APPROVE FDP 2003-MV-045, SUBJECT TO THE DEVELOPMENT CONDITIONS NOW DATED JUNE 30, 2004, AND SUBJECT TO THE BOARD'S APPROVAL OF RZ-2003-MV-045 AND THE CDP.

Commissioners Lawrence and Hall seconded the motion which carried unanimously with Commissioner Murphy absent from the meeting.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD APPROVE A WAIVER OF THE SERVICE DRIVE REQUIREMENT ALONG RICHMOND HIGHWAY.

Commissioners Hall, Wilson, and Lawrence seconded the motion which carried unanimously with Commissioner Murphy absent from the meeting.

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Commissioner Lusk MOVED THAT THE PUBLIC HEARING ON RZ 2003-LE-011, PCA 96-L-005-3, AND SEA 96-L-034-3, FOUNDATION FOR APPLIED TECHNICAL EDUCATION, BE DEFERRED TO A DATE CERTAIN OF SEPTEMBER 30, 2004.

Commissioner Lawrence seconded the motion which carried unanimously with Commissioner Murphy absent from the meeting.

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METRO PARK BUILDING ELEVATION DESIGNS (RZ/FDP 1998-LE-048)

Commissioner Lusk MOVED THAT THE PLANNING COMMISSION DETERMINE THAT THE ARCHITECTURAL ELEVATIONS ASSOCIATED WITH PROFFER NUMBER 13 FOR THE METRO PARK DEVELOPMENT ARE IN CONFORMANCE WITH WHAT IS CONSTRUCTED AND EXISTING ON THE GROUND TODAY.

Commissioner Lawrence seconded the motion which carried unanimously with Commissioner Murphy absent from the meeting.

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Commissioner Byers MOVED THAT THE PLANNING COMMISSION FURTHER DEFER THE DECISION ONLY ON RZ AND FDP 2003-MV-034, NATIONAL CAPITAL LAND AND DEVELOPMENT INCORPORATED, TO A DATE CERTAIN OF JULY 21, 2004, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

Commissioners Hall, Wilson, and Lawrence seconded the motion which carried unanimously with Commissioner Murphy absent from the meeting.

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Commissioner Harsel MOVED THAT THE PLANNING COMMISSION APPROVE THE FOLLOWING MINUTES:

SEPTEMBER 11, 2002
SEPTEMBER 12, 2002
SEPTEMBER 18, 2002

SEPTEMBER 19, 2002
SEPTEMBER 25, 2002
SEPTEMBER 26, 2002

Commissioner de la Fe seconded the motion which carried by a vote of 7-0-4 with Commissioners Hart, Hopkins, Lawrence, and Lusk abstaining; Commissioner Murphy absent from the meeting.

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2232-L04-5 - T-MOBILE USA

Commissioner Lusk MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY FOR 2232-L04-5, T-MOBILE USA, TO A DATE CERTAIN OF SEPTEMBER 30, 2004, WITH THE RECORD REMAINING OPEN FOR WRITTEN AND ELECTRONIC COMMENTS.

Commissioner Lawrence seconded the motion which carried unanimously with Commissioners Alcorn and Wilson not present for the vote; Commissioner Murphy absent from the meeting.

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2232-V04-8 - OMNIPOINT COMMUNICATIONS CAP OPERATIONS, LLC (T-MOBILE USA, INC.)

Commissioner Byers MOVED THAT THE PLANNING COMMISSION FIND THAT 2232-V04-8, OMNIPOINT COMMUNICATIONS, IS IN SUBSTANTIAL ACCORD WITH THE PROVISIONS OF THE ADOPTED COMPREHENSIVE PLAN.

Commissioners Hall and Hopkins seconded the motion which carried unanimously with Commissioners Alcorn and Wilson not present for the vote; Commissioner Murphy absent from the meeting.

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AR 95-S-001 – JOHN T. KINCHELOE

Commissioner Alcorn MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF AR-95-S-001, THE KINCHELOE LOCAL AGRICULTURAL AND FORESTAL DISTRICT RENEWAL.

Commissioners de la Fe and Hart seconded the motion which carried unanimously with Commissioner Harsel not present for the vote; Commissioner Murphy absent from the meeting.

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SE 2004-LE-006 – WACHOVIA CORPORATION, NATIONAL ASSOCIATION

Commissioner Lusk MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE 2004-LE-006, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS NOW DATED JULY 12, 2004.

Commissioner Lawrence seconded the motion which carried unanimously with Commissioner Hart not present for the vote; Commissioner Murphy absent from the meeting.

Commissioner Lusk MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE MINIMUM FRONT YARD SETBACK REQUIREMENT IN THE CRD TO PERMIT THE EXISTING BUILDING TO REMAIN 19.4 FEET FROM THE PROPERTY LINE ALONG SOUTH KINGS HIGHWAY AS SHOWN ON THE SE PLAT.

Commissioner Lawrence seconded the motion which carried unanimously with Commissioner Hart not present for the vote; Commissioner Murphy absent from the meeting.

Commissioner Lusk MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE RICHMOND HIGHWAY AND THE SOUTH KINGS HIGHWAY STREETScape REQUIREMENTS SET FORTH IN THE COMPREHENSIVE PLAN TO THAT SHOWN ON THE SE PLAT.

Commissioner Lawrence seconded the motion which carried unanimously with Commissioner Hart not present for the vote; Commissioner Murphy absent from the meeting.

Commissioner Lusk MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE INTERIOR AND PERIPHERAL PARKING LOT LANDSCAPING REQUIREMENTS IN FAVOR OF THAT SHOWN ON THE SE PLAT.

Commissioner Lawrence seconded the motion which carried unanimously with Commissioner Hart not present for the vote; Commissioner Murphy absent from the meeting.

Commissioner Lusk MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENT AND A WAIVER OF THE BARRIER REQUIREMENT ALONG THE NORTHWESTERN PROPERTY LINE, SOUTH KINGS HIGHWAY FRONTAGE, IN FAVOR OF THAT SHOWN ON THE SE PLAT.

Commissioner Lawrence seconded the motion which carried unanimously with Commissioner Hart not present for the vote; Commissioner Murphy absent from the meeting.

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RZ 2003-MV-033 – LORTON ARTS FOUNDATION, INC.
FDP 2003-MV-033 – LORTON ARTS FOUNDATION, INC.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD OF SUPERVISORS APPROVE RZ 2003-MV-033, SUBJECT TO EXECUTION OF THE DRAFT PROFFERS CONTAINED IN APPENDIX 1 OF THE STAFF REPORT, WITH PARAGRAPH 2A AMENDED AS DISCUSSED TONIGHT, AND THAT THE BOARD OF SUPERVISORS APPROVE THE CONCEPTUAL DEVELOPMENT PLAN.

Commissioners Wilson, Lusk, Lawrence, and Hopkins seconded the motion which carried unanimously with Commissioner Murphy absent from the meeting.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION APPROVE THE FINAL DEVELOPMENT PLAN, SUBJECT TO PROPOSED DEVELOPMENT CONDITIONS CONTAINED IN APPENDIX 2 OF THE STAFF REPORT AND THE BOARD OF SUPERVISORS' APPROVAL OF RZ 2003-MV-033.

Commissioners Hopkins, Wilson, Lusk, and Lawrence seconded the motion which carried unanimously with Commissioner Murphy absent from the meeting.

Commissioner Byers MOVED THE PLANNING COMMISSION RECOMMEND THE TRANSITIONAL SCREENING YARD REQUIREMENT BE MODIFIED ALONG THE NORTHERN BOUNDARY AND THE BARRIER REQUIREMENT BE MODIFIED ALONG THE NORTHERN BOUNDARY IN BETWEEN THE ARTIST RESIDENCES AND THE WORKHOUSE, IN FAVOR OF THAT SHOWN ON THE COMBINED CONCEPTUAL AND FINAL DEVELOPMENT PLAN AS REFERENCED IN THE PROFFERS.

Commissioners Hopkins, Wilson, Lusk, and Lawrence seconded the motion which carried unanimously with Commissioner Murphy absent from the meeting.

Commissioner Harsel MOVED THAT JAMES ZOOK, DIRECTOR OF PLANNING AND ZONING, CONVEY TO THE BOARD OF SUPERVISORS THAT THE PLANNING COMMISSION STRONGLY RECOMMENDS THAT THE FOUNDRY AND CHIMNEY BE PRESERVED.

Commissioner Wilson seconded the motion which carried unanimously with Commissioner Murphy absent from the meeting.

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The meeting was adjourned at 10:44 p.m.
Peter F. Murphy, Jr., Chairman